



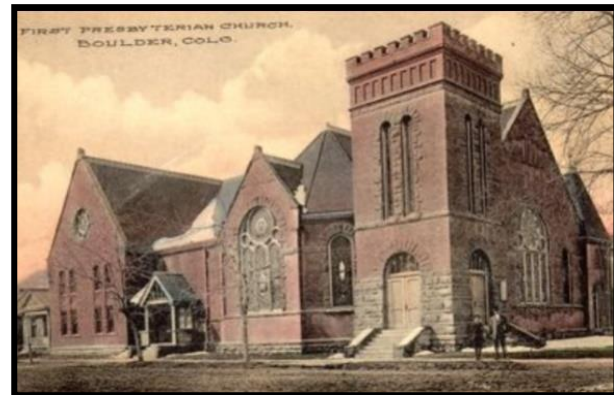
**1820 15<sup>th</sup> and 1603 Walnut**

**Grace Commons  
(aka First Presbyterian Church)**

**Concept Plan  
Call-Up Consideration**

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**City Council  
November 10, 2020**





# Proposed Project

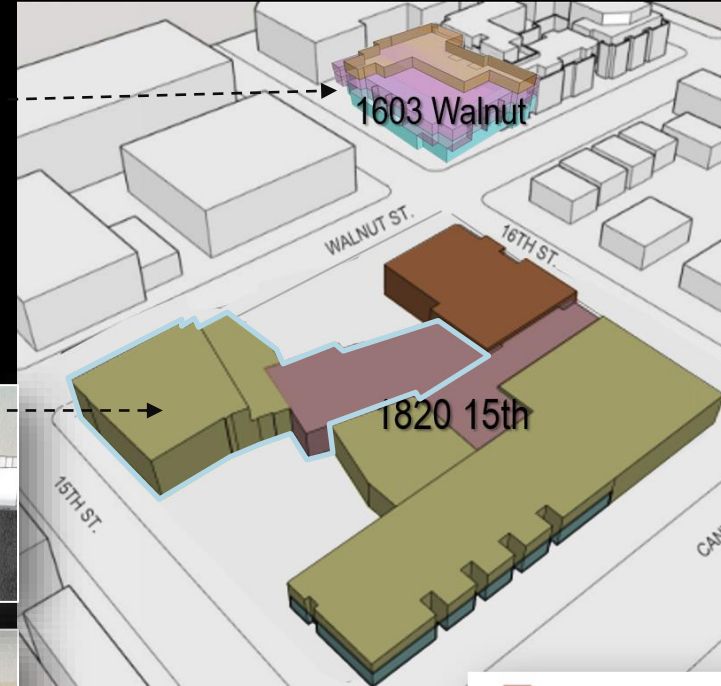
## ANNEX (1603 Walnut)

- 37,900 square feet
- Deacon's Closet and Café
- 30 Permanently Affordable Res. Units
- Roof Top Event Space
- 4 stories and 55 feet



## GRACE COMMONS (1820 15<sup>TH</sup>)

- 43,000 square foot addition
- Assembly Space
- Indoor basketball
- Meeting Rooms
- Roof Top Event Space
- 3 stories and 48-49 feet



# Planning Board Review & Discussion

## 1) Key Issue: Boulder Valley Comprehensive Plan Policies

- Jobs:Housing
- Mixed use in the central area
- Preservation of historic resources
- Affordable housing & diversity
- Impacts to neighbors
- Building Design
- Mass and scale in context



## 2) Key Issue: Downtown Urban Design Guidelines (Non-Historic District)

- Mass & Scale
- Façade Articulation & Fenestration
- Location of Parking and Services



## 3) Public Participation

- 20 comment letters/10 community members spoke

# Next Steps

## After Concept Plan Review:

- Site Review (height modifications, residential parking reduction)
  - Design Advisory Board Review (Non-Historic Area)
- Use Review (Event Space)
  - Good Neighbor Meeting
- Planning Board: Site & Use Review Applications
- Landmarks Board Review (addition interface with Chamberlain Historic District)
- City Council Call-Up Consideration

**Questions for Staff or Applicant?**